



38319 Range Road 270
Rural Red Deer County, Alberta

MLS # A2298787



\$899,900

Division:	NONE		
Type:	Residential/House		
Style:	Acreage with Residence, Bungalow		
Size:	1,896 sq.ft.	Age:	1968 (58 yrs old)
Beds:	4	Baths:	3
Garage:	Double Garage Detached		
Lot Size:	3.23 Acres		
Lot Feat:	Front Yard, Landscaped, Lawn, Many Trees, Treed		

Heating:	Fireplace(s), Forced Air	Water:	Well
Floors:	Ceramic Tile, Concrete, Hardwood, Vinyl Plank	Sewer:	Septic Tank
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	19-38-26-W4
Exterior:	Cement Fiber Board, Concrete, Wood Frame	Zoning:	AG
Foundation:	Poured Concrete	Utilities:	-
Features:	Ceiling Fan(s), Central Vacuum, Kitchen Island, No Smoking Home, Vaulted Ceiling(s), Vinyl Windows, Wired for Sound, Wood Counters		

Inclusions: Stove, Fridge, Dishwasher, Microwave Hood Fan, All Window Coverings, Central Air, Washer, Dryer, Freezer, Garage Door Opener, Remotes (2) Generator, Sheds (2), Built in Vacuum & Attachments

Escape to the perfect blend of privacy, space, and convenience with this beautifully updated walkout bungalow situated on a mature 3.23-acre parcel just 2 minutes east of Red Deer, overlooking the Balmoral Golf Course and offering stunning west-facing views. This impressive home welcomes you with soaring vaulted ceilings across the spacious living room and a fully renovated kitchen featuring a large island, lots of counter space, and rich maple cabinetry—ideal for both everyday living and entertaining. The dining area is generously sized and bathed in natural light from expansive windows that showcase the picturesque yard and provide access to the upper deck. The main floor hosts two well-appointed bedrooms, including a comfortable primary suite complete with a 4-piece ensuite, along with a versatile office space near the back entrance that could easily serve as an additional bedroom. Convenient main floor laundry offers ample room for storage and a stand-up freezer. Downstairs, the fully finished walkout basement boasts luxury vinyl plank flooring, two additional bedrooms, a den, a large office, another 3-piece bathroom, and abundant storage space, making it perfect for families or those needing extra room to work from home. Outside, you’ll find a detached double garage with built-in shelving, a second expansive deck, and a fully fenced garden area designed to keep wildlife at bay. A standout feature of this property is the massive 5,000+ sq ft metal fabrication shop—an incredible opportunity for business owners, hobbyists, or anyone in need of substantial workspace. This rare acreage offers the tranquility of country living with the convenience of city amenities just minutes away.